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182 West 58th St. 14 Rooms and 5 Baths

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305 West End Avenue AT SEVENTY FOURTH STREET A RESIDENTIAL HOTEL Just Completed

Suites of two or more rooms with complete and Superior Service

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Two New Buildings JUST COMPLETED NOW LEASING 105th St. & Riverside Driver

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255 W. 108TH ST., ONE CORNER APARTMENT TO SUBLET. outhern Exposure

8 Rooms, 2 Baths \$3,800

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Corner apt., 8 rooms, \$3,800. Also 8 room apt. suitable for Dentist or physician, \$3,000. Apply on premises, or Nassoit & Lanning

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APPLY ON PREMISES OR
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S6th St. and Central Park
WOOD, DOLSON CO.
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1 WEST 10TH STRICET
sdiate possession, 10 and 11 re
5 baths. Rents 85,000 to 87,500 **SLAWSON & HOBBS**

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2 Rooms with Bath NON-HOUSEKEEPING APARTMENT HOTEL Unfurnished; immediata possession. See Manager, or phone Vanderbilt 4041.

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FOR sale, 83.000 first mortgage on Bronx sulway station corner lot. 30x175; good discount. 100 Bwny, roem 1011. An advertisement in the Lost and Found columns of THE NEW YORK HERALD offers a real possibility of recovering your lost property.

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A Home of Refinement

FORT WASHINGTON AVE. at the cor. of WEST 1836 ST. READY FOR OCCUPANCY ABOUT MARCH 1ST

3, 4 and 5

COUNTRY CHARM IN THE HEART OF THE CITY

RENTS \$65 TO \$180 REPRESENTATIVE ON PREMISES N. C. HOUSE, 52 WEST 57TH ST. CIRCLE 2089



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4, 5 & 6 ROOMS ALL OUTSIDE ROOMS Most Convenient Home Center

in New York City Your present rent will buy

Visit Jackson Heights To-day

Full information with floor plans

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22 Minutes from 42d St.

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Living rooms up to 15x25 feet, finished as well as the finest homes; three, four rooms only; in the new, splendid Tennis Place Apartments, by station; two Otis elevators, excellent service; opened Feb. 1; apartments renting now as these are must have unusual merit.

13 Minutes from Penn. Station Rents \$1,320 and Up Apply Superintendent on premises.

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SECO HALL 812 Riverside Drive at 158th New Elevator Apartm'ts Only a few to rent UPPER FLOORS ONLY 5 Rooms 6 Rooms

One 5 Room Doctor's Apt. Norman Denzer Agent, on premises, or Audubon 8707. 3807 B'way.

ELEVATOR APARTMENTS.

522 West 157th St.

Borough of Bronz. NEW BUILDING

Ready for Occupancy APARTMENTS OF

3-4-5 Rooms Bleck Front, Concourse, 171st-172d Sts All Modern Improvements 2 Blocks East of 170th 32 tth and 9th Ave. L Sta. Lexington & Jerome Ave. Subway at 170th St.

Reasonable Rentals. Agent on Premises NEW APARTMENTS MELROSE COURTS READY FEB. 15 163d St. and Teller Ave.

we blocks north of 161st St. Crosstown 4 ROOMS 10 502 5 ROOMS 10 \$105 6 ROOMS \$100 7 ROOMS . \$110 ALL IMPROVEMENTS Niewenhous Realty Corp., 316 East 161st St.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

ment; rents experience and grounds appraised at \$240,000. It 343 Herald, Herald eq. \$2,000 participation mortgage 50% of Brown Wheelock appraisal. KIRUHNER, 1317 Franklin av.

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two Ducker sectional houses; immediate delivery; No. 2298, size 22.6x25.8 over all, 5
rooms and plazza; no. 4691, size 38.6x25.0
over all, 8 rooms and plazza; bottless conetruction; looks sgne inside and outside as
a carpenter made building; equalty as substantial and durable.
DUCKER SECTIONAL BUILDING CORPORATION,
299 BROADWAY,
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Phone Worth 2980.
D. KEMPINER A SON, INC.

From Battery to 14th St., Inclusive.

BUILDING, 5 story, 25x70; immediate posnession; \$\$,500 cash required. 196 Greenwich st.

DRY DOCK ST., near 17th—Plot 46x84,
suitable for alteration; cheap,
JOHN P. PEEL CO., 862 W. 23d st.

FIFTH AVENUE, below 14th st.—Very large
25 foot house; make fine alteration; sold
at bargain; also 10TH STREET, close to
Fifth av., 26 foot house; steam heat, electricity; make fine alteration. R. TELFAIR
SMITH, 11 East 10th st.

SMITH, 11 East Joth at.

63 Christopher st., tine for restaurant; 8 stores, 4 apartments, \$50,000, 278-280 W. 4th et., cor. W. 11th st.; good construction, but reed remodelling; \$14,000 each, 252 W. 11th et.; steam heat, good condition; immediate possession; \$18,000, 17 Commerce st.; can be bought, no cash down, \$12,000; excellent terms on any of these.

WILLIAMS-DEXTER CO., INC., 200, 113 Charlton at.—Three story and basement brick Colonial house, price \$8,700.

IN Charlton at.—Three story and basement brick Colonial house, price \$8,700.

Five 2 story and basement Colonial house; \$12,500 each; brokers invited.

GREENWICH VILLAGE Restricted neigh-

PETER, WASHINGTON SQUARE.

PETER, WASHINGTON SQUARE.

GIJERNWICH VILLAGE-Restricted neighborhood; beautiful little dwelling, just completely remodelled and redecorated; electric light, bot water heat, all bardwood floors; very high class; il rooms, 4 baths; owner unexpectedly leaving town; price \$27,500.

J. IRVING WALSH, 73 W. 11th et.

NO. 152 WATTE 8T.,
between West and Washington sts., near welledlar tunnet to Jersey; small three stery building; possession April. Owner, SAMUEL RILPATRICK, 149 Broadway.

NO. 354 WATER ST.

Cadjelning Catharine slip).

Three story building for \$6,500. Owner, SAMUEL KILPATRICK, 149 Broadway.

Above 14th St. to 50th St. (Inclusive). East River to North River.

CITY REAL ESTATE.

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ricted block. P 394 Herald, Herald sq. 27., 9th and 10th avs.; possession: seval bargains, dweilings, \$15,000 to \$20,000; rms arranged; one or more familles; exchange one suburban or seashore. W. P. JONES & SON, 303 W. 48d. E. 55th st., 18x100; 4 story and baseout, 4 baths; 4 story extension; hard-floors and electric lights; price and ms to suit. PEASE & ELLIMAN, 340

Above 59th St.—5th Av. to East Ever.

FORECLOSURE bargain, 8d av., store tenement: rent \$3,638, price \$22,509, cash \$5,690, balance first mortgage, 5 years. DUROSS CO., 261 Broadway Flone Barciay 5734.

E. SOTH ST., PARK AV. SECTION. Desirable plot for apartment or hotel; 100 ft. front, extra deep; unusual light front and rear; possession guaranteed.

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206 Broadway.

25x100; 5 story apartment building; price and terms to suit. PEASE & ELLIMAN, 340 Madison av. Murray Hill 6200. phone Fordham 0925.

Five story triple flat, hot water supply only; rent over \$4,000; worth \$5,400; price \$25,000; cash \$4,000. SPENCER, 154 Nassau st. 'Phone Beekman 2684.

FOR SALE or lease, southeast corner of E. 173d st. Topping av.; frame house, it rooms; barr 20x30 Inquire of W. H. KAHRS, 1720 Washington av., Bronx.

NINE room house to lease, beautifully decreated, all improvements; garage; \$1,800 a year; security wanted. Inquire 160 West 231st st.

981 MADISON AV. COOPERATIVE PLAN.

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IN the 90's, near Columbus av.,

ORTER & CO., 150 West 125th st.

and basement; occupied by owner; in excellent condition; all white woodwork; 11 rooms and 3 baths; asking \$35,000; will sell at a very reasonable figure.

WOOD, DOLSON COMPANY, INC.

Bway, cor. 80th st. Tel. Schuyler 1100.

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9 STH. WEST.—Two connecting, 20 families,
2 sixes on floor; steam, electricity; price
\$74,000, rental \$12,000; can be sold separate;
\$7,000 cash takes them. CUSACK, 176 W.
12d. Columbus 6947.
165 W. 76TH ST.—A modern 3½ story high
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6LAWSON & HOBBS, 162 West 72d st.

1733 E. 7th
Provening
4,500 cash
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danhattan.

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6LAWSON & HOBBS, 162 West 72d st.

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177 West Sith St.—Dwelling: possession 30 days; liberal terms. RABELL, 220 Bway.

\$61 W. 117th st.—16.8x100 3 story and basement, 10 rooms and 2 baths; possession arranged; price and terms to sult. PRASE & ELLIMAN, \$40 Madison av. Tel. Murray Hill 6200.

\$42,000, near West End av. and 72d st. subway; newly decorated, beautiful condition; liberal terms. SLAWSON & HOBBS, 162 WEST 72D ST.

\$5,000 cash will buy the cheapest four story dwelling in the Seventies, near 72d st. subway station; price \$27,000, SLAWSON & HOBBS, 162 WEST 72D ST.

\$6,000 cash will purchase excellent Americans

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NEW YORK CUTY, N. T.

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Real estate in all its brancies.
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FROPERITIES of the better class. SAMUEL
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Entire management of property
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\$23,500, newly decorated, beautiful common to the common to the

Washington Heights, Above 125th St.,

West of 8th Av.

AN exceptional opportunity to purchase a 4story American basement house, 12 rooms,
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very favorable terms; dituated near City
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BAEGLAIN—Broadway-Riverside Drive, in the
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000; easy terms; will exchange. DURORS
COMPANY, 281 Bway. Phone Barclay 5734.

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SMALL CASH PAYMENTS,
PRIVATE DWELLINGS,
WASHINGTON HEIGHTS.
WOOD, POLISON COMPANY, INC.,
Bway and 80th St. Bway and 144th St.
Schuler 1100.

FOR SALE—1 farmity house. 30x100; improvements; Marble Hill section; no brokers. D 1726 Herald, Wash. His.

WASHINGTON HEIGHTS BARGAIN,
Rents \$8,800; price \$49,000; modern 5 story
new law apartment, only \$10,000 cash; electric light; fine house; cheap. 1st mortgage
250,000; 5 years. SLAWSON & HOBBS, 102
W. 72d st.

107 HAMILTON PLACE, corner West 1424.—

W. 72d st.

107 HAMILTON PLACE, corner West 142d,—
9 rooms, 2 baths, newly decorated throughout; electricity; \$13,000; \$3,000 cash, balance
easy payments. Inquire 94 Hamilton place,
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REAL ESTATE-OUT OF CITY.

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BARGAINS-VALLEY STREAM, L. I.

House of 7 rooms, in good condition; plot

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House of 6 rooms, all improvements, gar
terms; near the station; plot 40x100; price
,800, cash \$2,500.

Large 2 family house, near the station; plot
x100; 6 large rooms on each side, all im
rovements; price \$12,500; terms to be ar-

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LONG BEACH, WEST-Several attractive bargains in bungalows; \$3,000 up. BECKER REALTY CO., California & Beach sts.

MINECLA-Houses for sale, \$5,500 up; one special bargain, Dutch Colonial, six and bath, steam heat, 50x100, \$6,800, possession March I. Telephone John Miller, builder. PLOT 60x100; 10 minutes to station or bath ing beach; 35 minutes to Pennsylvania Station; \$1,600. E. E. LESLIE, Beach hurst, L. I.

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A country home of charm and comfort reasonably priced: 7 rooms and bath; 75 feet frontage, on Florence av., Bayside, L. I.; within 20 minutes of Pennsylvania terminal via L. I. R. R. Apply to Miss GRACE L. WEEKS, Visit av., Bayside.

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% MILE DEEP WATER FRONTAGE.

20% on investment; bungalow, Midlan Beach; 60x100; 5 rooms, bath, furnished winter and summer; electricity; cash \$3,650 Other bungalows for sale or rent. NEP TUNE REALTY CO., 110 4th av. Phone Stuyvesant 3184.

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Great variety city, country homes,
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speculation. BUILDER, 244 Herald.

WHILL loan you \$1,000 and cost of plot in
restricted district on North Shore of Long
laiand for you to build home or house for
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WHITESTONE, L. I.—Eight rooms, bath,
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\$5,000. Telephone Flushing 3858R.

8 acres (960 lots) on Hempstead Turnpike
beyond Belmont Park; wonderful lot development; splendid terms. WALTER J.
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AT VALLEY STREAM, L. I., & VICINITY.
Four fine homes on Merrick road, 8 and 9 rooms, bath, all improvements; prices \$10,609, \$10,500, \$12,000; terms arranged.
Large 6 room hungalow, bath, all improvements, 600,60, \$7,500; terms arranged.
Two or three family, bath, extra lavatory, all improvements, large plot; near station; \$12,000; good terms.
Fine brick building, 2 stores, 10 living rooms, some improvements; business section; \$15,000 or better; good terms.
M. WRIGHT & SON, corner Corona and Mineola ave. Tel. Valley Stream 363.
A handsome home, furnished complete, every

EH, 1 East 42d M. Inc., 435 Peekskill, Sundays, call phone niment.

AT LAKE MAHOPAC is a beautifully furnished home, 17 is, 6 masters' and 3 servants' bedrooms, throoms; open Hreplaces; electric pump r supply; but air beating system; stable two cars; stone tool house; large recephall, with grand staircase, and beamed as, which can be purchased for \$1,000 than appraised value; price \$25,000, will take \$15,000 for immediate sale. V. H., 301 Herald, Herald sq. CRACTIVE home, 11 rooms, large lot; at section Pelham Manor; about \$19,000; at section Pelham Manor; about \$19,000; lensed; subject to sale. STEWART, West 100th. Mornings, Academy 2140. ESTER HILL—Eight room house, congelent to station; large lot, fine trees, all prevenents; \$15,000, Plance Celevood \$700, drees P. O. Box 228, Mount Vernon. Mineola avs. Tel. Valley Stream 363.

A handsome home, furnished complete, overy improvement; reception room, dining room, music room, fine sun porch, kitchen, laumdry, large pantry; second floor, four bedrooms and bath; third floor, two bedrooms, attra lavatory and tollet; plot 75x287; garago, fruit, shade, shrubbery; sell for 512,500; year round home. F. A. DiBTZ, owner, Sayville, L. I.

A SHOHE FIRONT FARM OR HOME at reasonable prices; well located.

Let me know your wishes and I will try to please you.

I. B. GILDERSLEVER, I W. Sath st., city.

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Corner plot, two blocks station; 50x125; \$300; easy terms. W. BCHABEHORN, Springfield, L. L. COUNTRY estate, house, acreage, building plots, CUTHEERT, Riverdale on Hudson, New York city.

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TWO family house, Tarrytown, 11 rooms, 2 baths; \$5,500. DUROSS, 201 Broadway.

WYKAGYL CLUB section; a few fine houses; one available now; 10 rooms, 4 few fine houses; one house ho

49th st. Plaza 4289.

WE CAN EXCHANGE YOUR
farm, estate, home or acreage for city income property. What have you? What do
you want?
GHEGAN & LEVINE, 123 Kingston av., Blyn. YONKERS.

YORKTOWN HEIGHTS, 36 miles, 116 acres

New York State-Sale or Rent.

ADIRONDACK camp, & rooms, completely furnished: 3 acres: water frontage; convenient transportation; \$2,500; photographs. HOVER, 212 Bway, N. Y.

BEAUTIFUL COMMUTING FARM, 29 acres; large dwelling, 9 rooms, bath, two open fireplaces, beam cellings; barns, chicken houses; abundance of fruit, shade and flowers; 14 miles from station; price \$5,500, WM, M. EVANS, Fearl River, N. Y.

BEAUTIFUL Adirondack camp, furnished; fine lake; suitable summer echool; accommodates 55; \$14,500; photographs. HOVER, 212 Bway, N. Y.

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COUNTRY STORE PROPERTY in one of the best villages in Dutchess county, N. Y. store building, 48x65; dwelling, store house, bars; old established stand; centre of village; close to ralirona; fine section; large patronage; price \$11,000, part mortgage; partonage; price \$11,000, part mortgage; possession April 1; fine proposition ED-WARD C. DATYON, Realty Specialist, Poughkeepsie, N. Y.

garden, separate laundry and servi quarters; satisfactory reasons for ing. Write X Y 525 Herald, 280 Br way.

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E. BENJ, LOCKWOOD, REAL ESTATE, Sound Beach, Conn. Tel. 216. FARM HOME, 30 acres; convenient location near station and neighbors; good six recon house, large barn, cutbuildings, fine land wood, fruit, trout, stream; 1850 part

ASBURY PARK, Ocean Grove, Bradley Beach; houses, hotels, factories, JACOB A. KING, opposite North Asbury Park station. BLOOMFIELD, N. J.—Seven room dwelling with additional two very nice rooms finished with plaater same as rest of house on third floor; nice neighborhood; plot 50x149; few minutes walk to Erie station; electric light, gas, hot air heating system; house very comfortable in coldest weather; well built garage; \$12,000, of which \$4,000 is on mortgage; excellent for executive employed in New York or Newark. Address J. F. C., room 1408, 14 Wall st., N. Y. C.

N. J.

BELLEVILLE, N. J.-10 rooms and bath, all improvements; fine location; sacrifice \$10,-500. Address OWNER, \$10 Broad st., Now, ark, N. J. BEAUTIFUL nine room house, with garage, on plot 50x109; 30 minutes from Fort Lee ferry; might consider leasing. O 334 Herald, Herald square.

BUY land for your home; hills northern New Jersey; 42 minutes; high land; every improvement; moderate price and terms. ASAHEL CHAPIN, 52 Broadway.

FOR rent. Upper Montelair, entire floor in big house; steam, electricity; five rooms, bath and hitchen; quiet adults; \$125. F. D. LAMBIE, Woolworth Building, room 1825,

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COMMUTING HOME—RARIS BARGAIN.
Darlen, 10 acres, model modern residence;
ault city people; every improvement; fruit
gardens; rarnage; 10 minutes* walk station;
trolley; \$1,000; terms. Call see photo.
BATSON 1.001; terms.

BUNGALOW (white stucco), 6 rooms, bath; improvements; plot 70x240; garage and chicken house; \$7,800. Box 21, Ridgewood, N. J. N. J.

BOARDING HOUSE-22 rooms, up to date, completely furnished, in Ocean Grove, near ocean; other bargnins, Asbury Fark to Bellar, JACOB A. KING, North Asbury Park,

COMMUTER'S farm right in town; stores, school I block, 10 rgom Coionial house, steam heat, tiled bathroom; fine condition; large barn, cow barn, garage, chicken house, ice house; S acres best land; small lake, every kind fruit; \$13,500. Apply 237 East Ridgewood av., Ridgewood, N. J. Phone 1460.

Phone 1460.

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Want a developer for plot 75 lots near
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demand by workmen employed in vicinity;
small amount of cash regulard over blanket
mortanes. GENOWICK CO., 350 Broadway,
New York.

PINE old Dutch estate for Dutch tea room or inn; large parking space; improvements, 8% acres; 14 miles out, main automobile toad; no competition. P 327 Herald, Herald square.

FOR SALE-Two family bonse, 17 rooms, all improvements; excellent location, large plot of ground. P. O. box 95, River Edgs.

American family, intending travel, would ent beautiful home, 12 rooms, magnificently urnished; strictly private, first class resi-ential neighborhood; garage, auto; meder-onveniences; adults only; assurance and ref-rence required; state nationality. Address 504 Herald, Herald equare.

house has electricity and 3 bathrooms; garage, stable, barn, silo, &c.; bargain;
EINEST TRIBELHORN, 308 W. 97TH.

Stucce and shingle, modern dwelling
Six rooms, hot water heat
Lot Soxilo); more if desired
Half cash-balance on mortgage
STEPHEN J. STILWELL.

Tel. 594. Opposite station. Mamaroneck, N. Y.

\$10,500-Modern, substantial 8 room stucce
dwelling, in fine shape; plot 50x100, THOS.
B. BURKE, Flagg Building, Yonkers.

EXCEPTIONAL opportunity to secure attractively located 24 room house at Lake Mahopac, within 50 miles of New York city; especially adapted for summer boarders or automobile road house; a successful business has been established 40 years by owner, which is sufficient recommendation in itself; house completely furnished, ready for business; tilled toe house, two car garage, large garden, separate launcry and servants artifactory reasons for self-